



## 7,524sqm Distribution Facility

1/70 Darlington Drive Yatala QLD 4207

### For Lease

- For Lease | 7,524sqm\* total building area
- Incl. 7,024sqm\* warehouse with 10m height at eaves
- Incl. 500sqm\* of quality office fitout over two levels
- High volume warehouse allowing for maximum cubic capacity
- Facility suitable for warehousing and/or manufacturing\*\*
- 6mx6m roller doors and 3 phase power to the main board
- Oversized all-weather awnings for loading/unloading
- Suitable access for heavy vehicle articulation onsite
- Natural gas supply in street
- ESFR fire sprinkler system
- Completion due mid 2025\*
- Contact Exclusive Agents Corwells for further information

### PRICE GUIDE: Contact Exclusive Agent

Property ID:	1P7843
Suburb:	Yatala
Property Type:	Industrial
Building Size:	7524 sqm
Zoning:	High Impact Industry



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